

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008-57

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE CLASSIFICATION FROM MHP (MOBILE HOME PARK) TO RM-1
(RESIDENTIAL MULTI-FAMILY, 21 DWELLING UNITS PER ACRE); AND
PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF
LAND COMPRISING 2.149± ACRES OF LAND LYING WITHIN SECTION 6 AND 7,
T16, R9E, N.M.P.M., CITY OF SANTA FE COUNTY, NEW MEXICO (“VISTA
BONITAS PHASE II” ZONING CASE NO. CASE #ZA 2008-08)**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the “Property”) located within the municipal boundaries of the city of Santa Fe, is restricted to and classified as RM-1 (Residential Multi-Family, 21 dwelling units per acre):

A parcel of land comprising 2.149 acres more or less formerly the alignment of the private portion of Calle Griego, lying within Section 6 and 7, T16, R9E , N.M.P.M., City of Santa Fe, Santa Fe County, New Mexico, as more fully described in “Exhibit A” attached hereto and

1 incorporated by reference.

2 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
3 2001-27 is amended to conform to the changes of zoning classifications for the property set forth
4 in Section 1 of this Ordinance.

5 **Section 3.** The rezoning action effected by this ordinance is subject to the conditions of
6 approval set forth in "Exhibit B" attached hereto and incorporated by reference.

7 **Section 4.** This Ordinance shall be published one time by the title and general summary
8 and shall become effective five days after such publication.

9 **Section 5.** The rezoning action with respect to the Property affected by this Ordinance is
10 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year
11 Review/Rescission).

12
13 APPROVED AS TO FORM:

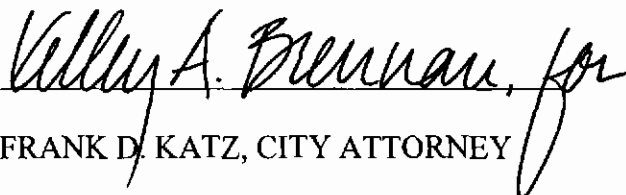
14 
15
16 FRANK D. KATZ, CITY ATTORNEY

Exhibit A
Bill No. 2008-57
Camino Del Griego
Property Description
for
Vista Bonitas Phase II

A CERTAIN TRACT OF LAND, LYING AND BEING SITUATE WITHIN SECTION 6, T16N, R9E, N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON, FROM WHENCE SANTA FE CONTROL MONUMENT KNOWN AS HUD 3 BEARS S41°54'43"E A DISTANCE OF 2962.72 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING;

N19°12'52"W A DISTANCE OF 1886.78 FEET; THENCE,
N70°49'18"E A DISTANCE OF 75.07 FEET; THENCE,
ALONG A CURVE TO THE LEFT (DELTA = 90°02'10",
RADIUS = 25.00', LENGTH = 39.29') A CHORD OF
S25°48'13"W A DISTANCE OF 35.37 FEET; THENCE,
S19°12'52"E A DISTANCE OF 74.98 FEET; THENCE,
S19°10'40"E A DISTANCE OF 1762.22 FEET; THENCE,
ALONG A CURVE TO THE LEFT (DELTA = 90°48'55",
RADIUS = 25.00', LENGTH = 39.63') A CHORD OF
S64°35'07"E A DISTANCE OF 35.61 FEET; THENCE,
S71°09'41"W A DISTANCE OF 74.27 FEET TO THE
TRUE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 2.151 ACRES, MORE OR LESS.

**EXHIBIT B:
VISTA BONITAS REZONING**

**CONDITIONS OF APPROVAL
BILL NO. 2008-57**

Prior to submittal for final development plan, the plan must comply with requirements as provided by the following City Departments at the time of subdivision:

1. Provide monetary contributions towards the construction of traffic signals along Rufina based on a prorated amount comparing projected traffic for Phase I and for Phase II.
2. Apply for the vacation of the stub out at the northern end of the site where Lot #31 is proposed.
3. Comply with requirements as provided by the following City Departments at the time of subdivision:
 - Public Works Dept- Traffic Review Memo (See Exhibit 1, attached)
 - Fire Dept- Review Memo (See Exhibit 2, attached)
 - Technical Review Division- Engineer Review Memo (See Exhibit 3, attached)
 - Technical Review Division- Landscape Review Memo (See Exhibit 4, attached)
 - Wastewater Division Review Memo (See Exhibit 5, attached)

City of Santa Fe, New Mexico

memo

DATE: July 17, 2008

TO: Donna Wynant, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Engineering Sect *JR*

SUBJECT: Case #M-2008-21, Vista Bonitas Phase II General Plan Amendment
Case #ZA-2008-08, Vista Bonitas Phase II Rezoning.

ISSUE

Request for approval of a General Plan future land use map amendment to change the designation from Medium Density to High Density Residential and to Rezone from MHP (Mobile Home Park) to RM-1 (Residential Multi-Family, 21 dwelling units per acre) for 2.146± of land. The property is located on the vacated access for Calle Griego, north of Airport Road and South of Rufina.

RECOMMENDED ACTION:

Review comments are based on original submittals received on July 15, 2008. The comments below should be considered as Conditions of Approval unless otherwise stated:

1. The already approved rezoning and subdivision of Vista Bonitas Phase I, which consisted of 75 lots, included a condition of approval requiring \$13,500 be contributed towards the construction of traffic signals along Rufina. Consistent with this, the developer for the Vista Bonita Phase II subdivision shall provide monetary contributions towards the construction of traffic signals along Rufina based on a prorated amount comparing projected traffic for Phase I and for Phase II.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAs\2005\Vista Bonita (Hermosas)\Vista Bonita Phase II 07-17-08.doc

EXHIBIT 1

City of Santa Fe, New Mexico

memo

DATE: May 15, 2008

TO: Donna Wynant, Planning and Land Use

FROM: Barbara Salas
Barbara Salas, Fire Marshal



SUBJECT: DRT Case: Vista Bonitas Phase II General Plan Amendment

Case #	M-2008-21	ZA-2008-08		
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I have conducted a preliminary review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). The request is conditionally approved. Below are the conditions which shall be addressed prior to final development approval. If you have questions, concerns or need further clarification please call me at 955-3126.

1. Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.
2. Fire Hydrants shall be relocated to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.

C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

3. All Fire Department Access Roads in excess of 150 feet shall be provided with a turnaround.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

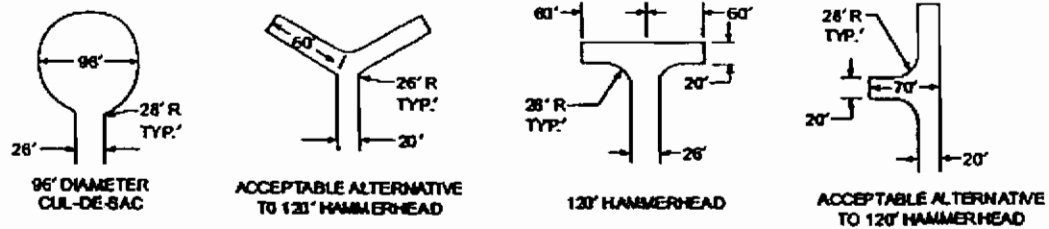
EXHIBIT ²
(pg 1 of 3)

503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Fire Department Turnaround shall be one of the examples shown below:

Fire Department Approved Turnarounds



SI: 1 foot = 304.8 mm

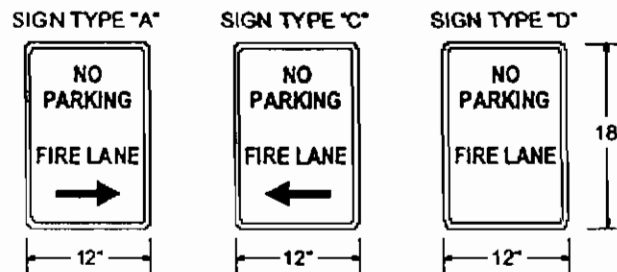
FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

3. Proposed Cul-De-Sac's shall be 96' diameter as set forth in IFC § D103.1
4. All Fire Department Access Roads shall be marked with signs in accordance with IFC § D103.6. Development plans shall include a signage plan with fire access roads marked with appropriate signs spaced not more than 40 ft. apart.

D103.6 Signs.

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

FIGURE D103.6
FIRE LANE SIGNS.



D103.6.1 Roads 20 to 26 feet in width.

Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.


5. Development Plan General notes shall indicate the following provisions:
- Fire Department Access shall be maintained throughout all development construction phases § 1410.1.
 - An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC § 1412.1.

City of Santa Fe, New Mexico

memo

DATE: June 9, 2008

TO: Donna Wynant, Case Manager

FROM: Risana "RB" Zaxus, M.S., PE, CFM 
City Engineer for Land Use Department

RE: Case # M 2008-21 and # ZA 2008-08
Vista Bonitas Phase II General Plan Amendment &
Vista Bonitas Phase II Rezoning

I reviewed a 4-sheet plan set dated May 9, 2008, a General Plan Amendment and Rezoning Plan Report dated May 8, 2008, and a 3-sheet Grading, Drainage, and Storm plan set. It is recommended that this project go forward to the Planning Commission with the following items noted as conditions of approval:

1. Grading and Drainage Plan (submitted per my request) indicates a detention pond between lots 11/12 and 13/14, resulting in a revised total of 31 lots in lieu of 33 lots. All plan sheets and documents submitted for future consideration should reflect this modification.
2. If this project proceeds to the next phase of approval, all requirements of Article 14-8.2 must be complied with. Specific items include.
 - a) Drainage calculations showing that stormwater from this project can be stored in the existing or enlarged detention pond constructed during Vista

Bonitas Phase I, and that the dual purpose pond/park site is able to also accommodate the additional proposed park improvements.

- b) Drainage calculations that assume the pre-existing condition of the site to be undeveloped.
 - c) Location of retaining wall or pond berms to prevent site drainage from flowing off site to the east in the vicinity of the proposed stormwater pond.
 - d) A grading strategy that brings all stormwater to the stormwater pond. It is not apparent from the preliminary plans how stormwater from the northern portion of the property will be directed to the pond. Directional arrows should be used to show drainage patterns.
- 3. Easements across Vista Bonitas Phase I lots which are created for Phase II access and utilities will require signed consent of the current lot owner.
 - 4. A Homeowner Association or other mechanism will be required to address maintenance and ownership of common items such as drainage structures and access easements.

City of Santa Fe, New Mexico

memo

DATE: June 9, 2008

TO: Donna Wynant, Land Use Senior Planner
Current Planning Division

CC: R. B. Zaxus, P.E., CFM, City Engineer
Technical Review Division

FROM: Charlie Gonzales, CFM, Technical Review Coordinator *Charlie G.*
Technical Review Division

RE: **Landscaping Comments for case #M 2008-21, Vista Bonitas
Phase 2 General Plan Amendment and case #ZA 2008-08, Vista
Bonitas Phase 2 Rezoning from MHP to RM-1**

Below are comments for the Vista Bonitas Phase 2 General Plan Amendment and rezoning requests. These comments are based on documentation and plans dated May 8, 2008. **Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval, Master Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E).**



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: July 10, 2008

To: Donna Wynant, Planning and Land Use

From: Stan Holland, PE
Wastewater Management Division

Subject: Case #M 2008-21 & ZA 2008-08 Vistas Bonitas Phase II Amendment and Rezoning

Applicant to address the following comment(s):

1. Will need a plat for this project with Easement/ROW dedication language and notes stating:
 - Fences, walls or other obstructions shall not be placed or constructed across public sanitary sewer easements.
 - Utility expansion charges shall be paid at the time of building permit application for each lot. Contact the City of Santa Fe Permit and Development review Division to pay these charges. This requirement may not apply to affordable housing.
 - Each lot shall be served through separate sewer and water.
2. The homes may be served by private sewer service lines (and water) that connect to the public main in the street. On the plat add note that;
 - Access, Utility and private sewer and water service easements are granted for the benefit of Lots X, Y, and Z. (mention specific lots easement serves).

Please contact me at 955-4637 if you have any questions.

cc: File
Linda Tigges
Antonio Trujillo